

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 20, 2007

SUBJECT: CHANGE OF ZONE NO. 7282 / PLOT PLAN NO. 22338 – MITIGATED NEGATIVE DECLARATION – Applicant: Fairfield Holland Road, LLC – Engineer / Representative: Alliance Land Planning and Engineering, Inc - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14 - 20 Dwelling Units Per Acre) – Location: Northerly of Holland Road, southerly of Albion Lane, easterly of Antelope Road, and westerly of Hanover Lane – 15.03 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Change of Zone proposes to change the current zoning classification from Scenic Highway Commercial (C-P-S) to General Residential (R-3). The Plot Plan is proposing the development and operation of a 230-unit apartment complex including one (1) and two (2) bedroom units. This development is comprised of eleven 3-story buildings arranged in different styles. The proposal includes the provision of 413 parking spaces and a total of 43% landscape area. The recreational facilities - while lacking significant open space - include a clubhouse with pool and spa, a tot lot, and meandering paseos. The clubhouse consists of a clubroom with bar, courtyard, and fitness center. A stormwater detention basin and water quality basin are proposed onsite.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41166**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/26/07
Tina Grande
Departmental Conference

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7282 / PLOT PLAN NO. 22338

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7282**, amending the zoning classification for the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 22338**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.